

Applicant: Sunshine Construction Inc

Agent: Edward Losinski

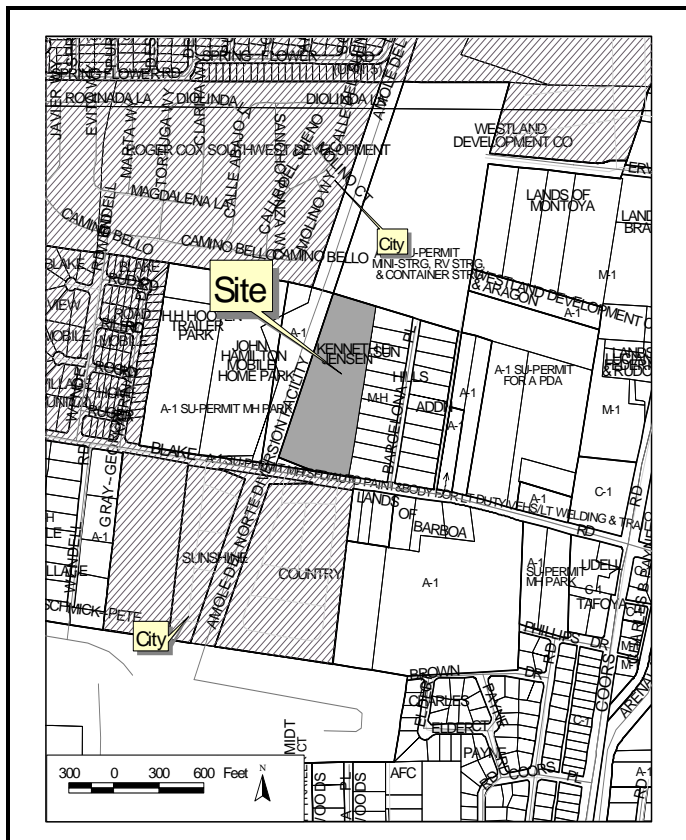
Location: 4101 Blake Rd SW

Property Size: Approximately 9.27

Existing Zone: M-H

Proposed Request: Special Use Permit for Planned Development Area

Recommendation: Deferral



Summary: The applicant is requesting a Special Use Permit for a Planned Development Area for the sale of mobile home lots on a site approximately 9.27 acres in size. The property is located on the north side of Blake Road between the Amole Del Norte Diversion Facility and Barcelona Place SW. The applicant is proposing to subdivide the site into approximately 42 lots and provide an open space area for an interior park/playground and storm water detention pond. There are several issues regarding transportation that may require reconfiguration of the site plan. Staff recommends deferral. The applicant has also submitted a request for deferral of 60 days.

Staff Planner: Adella Gallegos, Associate Program Planner

Attachment: 1. Letter from Applicant Requesting deferral

Bernalillo County Departments and other interested agencies reviewed this application from 12-13-05 to 1-09-06.

AGENDA ITEM NO.: 14
County Planning Commission
February 1, 2006

CSU-60006 Edward Losinski, agent for Sunshine Construction Inc., requests approval of a Special Use Permit for a Planned Development Area on Tract A, Lands of Kenneth E. Jensen, located at 4101 Blake Road SW, on the north side of Blake Road between the Amole Del Norte Diversion Channel and Barcelona Place, zoned M-H, containing approximately 9.27 acres. (N-10)

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding Zoning & Land Uses

| Site | Zoning | LAND USE |
|--------------|---|--|
| | M-H | Vacant |
| North | A-1/Special Use Permit for Mini Storage, RV Storage and Container Storage | Commercial Storage Facility Partially Developed/Occupied |
| South | City/Special Use Permit for a Mobile Home Park | Residential (Mobile Home) Development |
| East | M-H | Residential (Mobile Homes) |
| West | M-H/Special Use for a Mobile Home Park | Residential (Mobile Home) Development |

BACKGROUND:

The Request

The applicant is requesting approval of a Special Use Permit for a Planned Development Area for the sale of forty-two mobile home lots. The site is located at 4101 Blake Road SW and is approximately 9.27 acres in size with the proposed 42 lots ranging in size from approximately 6137 sq. ft. to 8534 sq. ft.. This results in a density of approximately 4.5 dwelling units per acre.

Request Justification

The applicant contends that the proposed request is consistent with the health, safety, and general welfare of the County. He states that the request is appropriate and consistent with existing uses surrounding the site and that the requested Special Use Permit will facilitate development of the subject property in a manner that would be beneficial to the surrounding neighborhood. He further contends that the request is justified due to the changed neighborhood conditions, it is not in conflict with the elements of the Comprehensive Plan, and that the request is not a spot zone.

Surrounding Land Use and Zoning

The proposed site is vacant surrounded on the east, west and south with mobile home development and on the north by commercial storage. The property adjacent to the east is zoned M-H and developed with residential (mobile home) dwellings. The property to the south is in the Municipal Limits and is zoned Special Use for a Mobile Home Park and fully developed. The underlying zoning on the properties to the north and west of the site is A-1; however, both sites have been issued Special Use Permits. The property to the west has a Special Use Permit for a Mobile Home Park and the property to the north has a Special Use Permit of for a Mini Storage, RV Storage and Container Storage.

The site has undergone several land use requests (1) CSU-73-66, Special Use Permit for a Mobile Home Park, approved by the by the Bernalillo County Commission on November 6, 1973 – the permit was never issued due to noncompliance; (2) CZ-84-5, request for a zone map amendment from A-1 to M-H in 1984; and, (3) SC-40004, a request for a 42-lot subdivision that was denied by the County Development Review Authority on November 10, 2005. The basis for the denial was that the proposal did not meet the M-H zoning requirements and that Public Works had concerns with the interior road circulation, alignment and right-of-way issues concerning Blake Road.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Developing Urban area of the Albuquerque/Bernalillo County Comprehensive Plan. The principal goal for this area is to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

Policy 3.a states that “The Developing Urban and Established Urban Areas as shown by the Plan Map shall allow a full range of urban land uses, resulting in an overall density up to 5 dwelling units per acre.”

Policy 3.d states that “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carry capacities, scenic resources, and resources of other social, cultural, recreational concern.”

Policy 3.e states that “New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.”

Policy 3.f states that “Clustering of homes to provide larger open areas and house oriented towards pedestrian or bikeways shall be encourage.”

Policy 3.g states that “Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.”

Policy 3.k states that “land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation operations.”

Policy 3.l states that “Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.”

Policy 3.m states that “Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.”

Policy 5.a states that “The supply of affordable housing, shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

Air Quality

The Goal is to improve air quality to safeguard public health and enhance the quality of life.

Policy 1.g states “Pollution form particulates shall be minimized.

- 3) Use vegetation, landscaping and other erosion control techniques to minimize dust emissions especially from construction sites.”

Southwest Area Plan

The site is located in Residential Area 5 of the Southwest Area Plan.

Policy 26.h. states “Allow up to nine dwelling units per net acre in Residential Area 5, when City sewer and water is available.

Policy 10 states, “protect the fragile landforms and air quality in the plan area, new development or major modifications roads and other public facilities shall adapt to existing natural environment, topography, soils, vegetation, geology, and hydrology.

- f. Prohibit excessive cuts and fills that scar the natural landscape and create unstable soil and erosion conditions.

Policy 19 states, “all development and subdivisions shall be required to limit the level of water runoff generated from new construction or paving in order to reduce velocity and volume of runoff, and to ensure the viability and capacity of down stream facilities.”

Policy 25 states “The County and City stabilize residential zoning and land use in the plan area.”

- e. Encourage C-2, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street, and the southwest corner of I-40 and Paseo del Volcan, to promote areas of primary development.
- g. Encourage stabilization of residential land use through subdivision design and scale.

Policy 28 states that the areas located between I-25 and Second Street and the area south of I-40 and west of Paseo del Volcan shall be used as primary employment areas due to their location relative to transportation facilities (rail and highway).

Policy 30 states, “standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily adjacent properties.”

- a. Outdoor light poles within residential areas should not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
- b. Encourage landscaped areas within lots to break up large expanses of paved area and enhance pedestrian access.

Policy 32 states “Enhance the visual character and quality of the streetscape and overall development by intergrating the design and materials of required perimeter walls.”

Bernalillo County Zoning Ordinance

Resolution 116-86 defines criteria for evaluating a Zone Map changes and Special Use Permit applications.

The following policies for deciding zone map changes and Special Use Permit applications pursuant to the adopted Bernalillo County Zoning Ordinance.

- A. A proposed land use change must be found to be consistent with the health, safety and general welfare of the residents of the County.

- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other Master Plans and amendments thereto including privately developed area plans which have been adopted by the Board of County Commissioners.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. An error in the original zone map.
 - 2. Changed neighborhood conditions, which justifies a change in land use or
 - 3. That a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the Board of County Commissioners.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- H. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- I. A zone change request, which would give a zone different from the surrounding zoning to a strip of land along a street, is generally called a "strip zoning." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse

land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Section 18. Special Use Permit Regulations.

- A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any zone in which they are not permitted by other sections of this ordinance; the Bernalillo County Commission may likewise authorize the increase in height of buildings beyond the limits set by previous sections of this ordinance. With such permits, the Bernalillo County Commission may impose such conditions and limitations as it deems necessary:
1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located;
 2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
 3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
 4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

In certain situations based on unique conditions, and where there is evidence of substantial support from the affected neighborhood residents and/or property owners within 100 feet, a Special Use Permit may be recommended for approval by the Board of county Commissioners for any of the specific uses set forth in Section 12, 13, 14, 15, 16, 17, and 18 of the Bernalillo County Zoning Ordinance. The Special Use Permits may be considered by the County Planning Commission only after it has been determined that the requested zone is inappropriate, and that unique conditions and substantial neighborhood support exist.

B. Such Special Use Permits may authorize the following uses:

23. Planned Development Area, including residential uses or mixed residential and commercial uses provided the minimum development lot area is two acres and the applicant demonstrates the need to vary height, lot area, or setback requirements due to unusual topography, lot configuration, or site features in order to create cluster housing development, preserve visual or physical access to open space or unique site

features.

Section 19: Landscaping and Buffer Landscaping Regulations:

Where a nonresidential zone which is hereafter developed for a business purpose abuts a residentially zoned property, special buffer landscaping is required to minimize noise, lighting and sight impact of the nonresidential activities in the residential area.

- A. Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.
 - 1. Sites of one acre or less:
 - a. There shall be a landscaped setback along all streets of no less than ten feet.
 - b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
 - c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback shall contribute toward this requirement.
 - 3. Sites one acre and up to five acres. There shall be a landscaped setback along all streets of no less than 15 feet. All other requirements same as 1.b. and 1.c. above.
- B. In a nonresidential zone, a solid wall or a solid fence at least six feet high shall be erected on sides abutting a single-family residential use, except for those sides abutting public right-of-way.
- C. The Zoning Administrator may approve an alternate landscaping plan which locates the buffer landscaping away from the residential/nonresidential boundary if he finds that:
 - 1. Noise, lighting and sight buffering of the residential zone can be accomplished at least as well with the alternate plan.
 - 2. The alternate landscaping plan does not result in less landscaped area than would have been required with the normal six-foot landscaping strips; and
 - 4. There is a solid water or fence at least six feet high along all segments of the residential/nonresidential boundary which does not have the standard buffer landscaping strip.
- D. The landscaped buffer between residential and office, commercial, industrial, and multifamily residential uses shall consist primarily of trees 1 ½-inch minimum caliper, measured at two feet above ground level, and/or shrubs, five gallon minimum size. The trees or shrubs shall form a largely opaque screen. However within a clear sight triangle, the trees or shrubs shall be maintained to be height of no higher than three feet.
- E. Landscaping, which dies, shall be replaced by the property owner who is obligated to provide it as expeditiously as possible, but in no case longer than 30 days after notification.

If the 30-day period falls at a time of the year when planting of landscaping is inadvisable, a waiver may be granted by the Zoning Administrator to allow planting at the earliest possible time. The waiver and date of the planting deadline shall be recorded by the County Zoning Office.

G. Parking spaces within a parking lot shall be no more than 50 feet from a tree.

H. Nonconforming Landscaping. Premises which, when they were developed, were not required to be developed in accordance with the Landscaping and Buffer Landscaping Regulations Section of this ordinance, shall be made to conform with this regulation within two years due to the amendment of the map or text of this ordinance.

ANALYSIS:

Surrounding Land Use and Zoning

This is a request for a Special Use Permit for a Planned Development Area for a 42 lot single family dwelling (mobile home) development including open areas for a proposed two-parcel park/playground and storm water detention pond. The average lot sizes appear to be in the medium range of 6,500 sq. ft. with a density of approximately 4.5 dwelling units per acre given the area provided for the park.

The proposed site is vacant surrounded on the east, west and south with mobile home development and on the north by commercial storage. The property adjacent to the east is zoned M-H and developed with residential (mobile home) dwellings. The property to the south is in the Municipal Limits and is zoned Special Use for a Mobile Home Park and fully developed. The underlying zoning on the properties to the North and west of the site is A-1; however, both sites have been issued Special Use Permits. The property to the west has a Special Use for a Mobile Home Park and the property to the north has a Special Use Permit of for a Mini Storage, RV Storage and Container Storage.

Plans

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Developing Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan. The principal Goal for the Developing Urban Area of the Comprehensive Plan addresses the creation of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment.

Land use Policy 3.a allows for a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre, with Policy 3.d calling for the location, intensity, and design of new development to respect existing neighborhood values, natural environmental conditions and carry capacities, scenic resources, and resources of other social, cultural, recreational concern. The proposed development seems to facilitate this policy in that the request appears to be consistent with the density criteria and development existing on surrounding properties.

Air Quality Policy 1.e of the Comprehensive Plan calls for pollution from particulates to be minimized and recommends the use of vegetation, landscaping and other erosion control techniques to minimize dust emissions especially from construction sites. Information and specific details of the dust control portion of the proposed development may need to be addressed.

Southwest Area Plan

The site is located in Residential Area Five of the Southwest Area Plan, which allows a maximum residential density of nine dwelling units per acre when City water and sewer are available. The applicant has acquired a Water and Sewer Availability statement from the City of Albuquerque (attachment 3). The proposed density of 4.5 dwelling units per acre seems to facilitate the Southwest Area Plan as to allowable density for Residential Area Five of the Plan.

The site plan includes areas of two parcels for the use of a park/playground and storm water detention pond. Total acreage of the two parcels contain approximately 37,371 sq. ft. The proposed location of the open space provided as a two-parcel park/playground and storm water detention pond is situated in a location surrounded by long narrow one-way roadways. The site plan does not denote the installation of traffic calming devices for the slowing down of traffic on these two long one-way roadways within the development.

Zoning Ordinance

The current zoning on the proposed site is M-H that calls for a lot area of 8,000 sq. ft per lot, a minimum lot width of 60 feet, a 20 ft. front-yard set back, an aggregate of 14 ft. combined side-yard setbacks and a 20 rear-yard setback. This proposal does not meet the Zoning Ordinance requirements for M-H zoning.

However, Section 18.B.22 of the Zoning Ordinance provides a category for a Planned Development Area that allows review and approval of residential development proposals. The criteria calls for a minimum lot area of two acres and the applicant demonstrates the need to vary height, lot area, or setback requirements due to unusual topography, lot configuration, or site features in order to create cluster housing development, preserve visual or physical access to open space or unique site features

In his application, the developer mentions that the landscaping of the park/playground and storm water detention pond will occur in two phases correlating with the sale of the lots. The applicant proposes to landscape the park/playground and storm water detention pond area after one-half of the lots are sold. The Zoning Ordinance requires landscaping immediately or upon the specific time period established in the Conditions of approval.

The Zoning Ordinance provides for the County Planning Commission the ability to evaluate and condition a land use proposal to ensure that the compatible property uses are maintained with respect to the special use proposed for the site as well as taking into consideration the existing and potential uses and the surrounding properties in which the proposed is to be located.

In the site plan, the applicant has included a park/playground and storm water detention pond area and landscaping; however, as called for in Resolution 116-86 the applicant, in his submittal, has not demonstrated that existing zone is inappropriate or does not address the specific issue of unusual topography, lot configuration for approval of this request.

Agency Comments

The proposed site fronts and will be accessed off of Blake Road. Blake Road is within the Municipal Limits. The City of Albuquerque Transportation Department is requiring that the applicant follow City of Albuquerque Design Criteria to address any Traffic and Transportation issues, conflicts and design requirements, as well as complying with the Long Range Roadway System developed by the MRCOG. The compliance includes dedication of right-of-way and construction of the on-street bicycle lanes along Blake Road adjacent to the subject site.

The Public Works Division mirrors the City of Albuquerque's requirements for right-of-way on Blake Road. Public Works is also concerned with the interior roadway system as well relocating the access road of the proposed development to align with the mobile home park development to the south. Public Works is also requesting that the Traffic Impact Analysis be reviewed and approved and recommendations included on the site plan prior to approval of the Special Use Permit.

The recent New Mexico Environment Department Microbial Source Tracking Study indicated unusually high level of fecal coliform in the Amole Del Norte Channel under runoff conditions. Therefore, for the protection of Amole Del Norte Channel from storm water runoff, Public Works is requiring that the applicant construct as least the entire western ½ of the 6' CMU wall prior to placement on any mobile homes on lots 1 through 20 to aid in prevention of disposal of wastes in the vicinity of the channel. In addition, Public Works is requiring that at the time of subdivision the disclosure statement shall specify that the animal pens of any type shall be constructed within 5 feet of the edge of storm water retention areas indicated as "F" on the attached plots.

Conclusion

Resolution 116-86 establishes policies regarding zone change and special use permit requests. The Resolution states that the applicant must demonstrate that the existing zoning is inappropriate because of an error in the zone map, changed conditions in the neighborhood or community which justifies a change in land use or that a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans adopted by the Bernalillo County Commission.

The Zoning Ordinance provides a category for a Special Use Permit for a Planned Development Area, which allows the applicant to request review and approval of residential development proposals or mixtures of residential and commercial developments. The criteria calls for a minimum lot area of two acres and the applicant demonstrate the need to vary height, lot area, or setback requirements due to unusual topography, lot configuration, or site features in order to create cluster housing development, preserve visual or physical access to

open space or unique site features.

The submittal appears to facilitate the Albuquerque/Bernalillo County Comprehensive Plan for the Developing Urban Area and the Southwest Area Plan for Residential Area Five as it relates to the criteria for density allotment. However, there are several issues raised by the City of Albuquerque Transportation Department and the Bernalillo County Public Works Division that will need to be addressed that will ultimately affect the configuration of this development. Staff is therefore recommending deferral of this request until these issues are adequately resolved.

RECOMMENDATION: Deferral of CSU-60006

Adella Gallegos,
Associate Program Planner

BERNALILLO COUNTY DEPARTMENT COMMENTS

Environmental Health:

Sewer and water infrastructure shall be constructed or financially guaranteed as per City of Albuquerque Water/Sewer Availability Statement prior to final plat sign off. Please coordinate with Bernalillo County Public Works. Water and sewer availability statement provided by Water Utility authority. Provide a mosquito control plan for storm water detention areas.

Fire:

No Comments Received.

Zoning Department Manager:

Property is zoned M-H allowing the permissive use of mobile home dwelling units on property. The proposed special use calls for clustering in a planned development atmosphere, this creates more lots to become smaller, however, this becomes a problem with setback issues, open space and off-street parking issues. The plan does not show exception unusual topography, lot configuration or site features to allow the plan to work effectively without having negative impact. The landscaping plan is very generic. No other adverse comments at this time.

Building Department Manager:

No comments received

Public Works:

DRAN:

Specific Comments:

- 1 The recent NMED Microbial Source Tracking Study indicated unusually high level of fecal coliform in the Amole Del Norte Channel under runoff conditions.
- 2 Public Works has responsibility for storm water runoff quality protection.
- 3 As a condition of approval:
 - a) Applicant shall construct as least the entire western ½ of the 6' CMU wall prior to placement on any mobile homes on lots 1 through 20 to aid in prevention of disposal of wastes in the vicinity of the channel.
 - b) Applicant shall specify in any disclosure statement that the animal pens of any type shall be constructed within 5 feet of the edge of storm water retention areas indicated as "F" on the attached plots.

Review Grading and Drainage Comments

- 1 This property is subject to the Bernalillo County Code Chapter 38. Prior to any development of this property a drainage submittal meeting the requirements of this code will be required.
- 2 A grading and drainage plan and Storm Water Pollution Prevention Plan is required prior to any permit issuance.

DRE:

1. Show the Public Right-of-way width of Blake Road. Blake Road is shown as a Collector on the Long Range Roadway System map and requires 68 feet of Right-of way. A minimum of 34 feet of Right-of-Way width will be required from the centerline of Blake Road and the edge of the proposed development. If additional Public Right-of-way is required, this could change the size of Lots 38 through 42.
2. Blake Road is shown as a collector on the Long Range Roadway System map and requires 300 feet of spacing between intersection roads. The access road to this property shall be relocated so that it directly aligns with the easterly access road of the Mobile Home Park to the south. Include the access roads to the Mobile Home Park on the site plan.
3. Clarify whether the internal roadway system is to be dedicated as Public Right-of-way, to be accepted and maintained by Bernalillo County or as private access easements, to be maintained by the Homeowners Association. If the roads are to be dedicated as Public Right of way, this roadway configuration is unacceptable to Bernalillo County Public Works Division (BCPWD). BCPWD will not maintain the One-way streets as shown. One-way streets are acceptable as private access easements.
4. The one-way street lane width shall be widened to 20 feet as stated in the December 12, 2005 letter by Mr. Losinski to Bernalillo County Planning. Right of way or private access easement shall be widened to appropriately accommodate this requirement. Show the width of all the roadway right of way or private access easement on the site plan.
5. The Water Utility Authority will probably require 25-foot wide easements water and sewer, which may affect the roadway configuration.
6. A Traffic Impact Analysis (TIA) will be required with this development and shall be reviewed and approved by BCPWD prior to approval of this Special Use Permit. All approved recommendations of this TIA shall be incorporated in to the site plans necessary.

Parks & Recreation:

No adverse comments at this time.

Sheriff's:

No comment received

COMMENTS FROM OTHER AGENCIES

MRGCOG:

The Long Range Roadway System (MTB 2/04) identifies Blake Road as a Collector Street with a typical right of way at 68 feet. Blake Road has been identified for on-street bike lanes on the Long Range Roadway System. Please coordinate with the development to ensure project inclusion as applicable.

AMAFCA:

No comment.

City Planning Department:

No comment received

City Public Works:

Transp. Planning;

Findings:

1. Blake road is a collector street with a minimum right of way of 68 feet as designated on the Long Range Roadway System map.
2. Blake Road is proposed to contain on-street bicycle lanes as designated on the Long Range Roadway System map.

Conditions:

1. Dedication of a minimum 34 feet of right of way from the centerline of Blake Road, a collector road as designated by the Long Range Roadway System Map.
2. Construction of the on-street bicycle lane along Blake Road adjacent to the subject property in accordance with the Long Range Roadway System map.

Transp. Development:

Since this segment of Blake Road is within the City Limits, any proposed development fronting and accessing Blake will need to follow City of Albuquerque design criteria to address any Traffic and Transportation issues, conflicts and design requirements. Ultimate build out of Blake must comply with the Long Range Roadway System developed by MRCOG.

Water Resources: No comment received

City Transit: No comments received

ABCWUA Utility Development Section: Not applicable.

City Environmental Health:

No comments received

City Open Space:

No comments received.

NM Department of Transportation

A Traffic Impact Analysis will be required to determine the impact to the State Road system as well as mitigation measures.

Albuquerque Public School:

No comments received

NEIGHBORHOOD ASSOCIATIONS:

South Valley Coalition of Neighborhood Associations
South Valley Alliance of Neighborhoods

FINDINGS:

1. The site zoned M-1 contains approximately 9.26 acres and is contiguous to M-H zoning on the east side of the site.
2. This request is for a Special Use Permit for a Planned Development Area (42 lots) on Tract A of Land of Kenneth E. Jensen, located at 4101 Blake Road SW, containing approximately 9.26 acres.
3. The property is within the Developing Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
4. This request is consistent with Resolution 116-86, in that this land use is advantageous to the community in that the location and intensity of this request is consistent with the existing neighborhood character and existing zoning.
5. This request is consistent with Resolution 116-86 in that this request is consistent with Section 18B.23 of the Bernalillo County Zoning Ordinance criteria required for a Special Use Permit for a Planned Development Area in that the subject site is of an unusual long and narrow configuration.
6. This request is consistent with Resolution 116-86 in that it meets the residential density criteria for this area of the South Valley as articulated in Policy 26 of the Southwest Area Plan and Land Use Policy 3.a of the Albuquerque/Bernalillo County Comprehensive Plan.
7. This request is consistent with the health, safety, and general welfare of the residents of the County.
8. The Special Use Permit for a Mobile Home Park (CSU-73-66) is superseded by the Special Use Permit for a Planned Development Area.

FINDINGS:

1. The site zoned M-1, contains approximately 9.26 acres and is contiguous to M-H zoning on the east side of the site.
2. This request is for a Special Use Permit for a Planned Development Area (42 lots) on Tract A of Land of Kenneth E. Jensen, located at 4101 Blake Road SW, containing approximately 9.26 acres.
3. The property is within the Developing Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.

CONDITIONS OF APPROVAL

1. A grading and drainage and Storm Water Pollution Prevention Plan is required prior to any permit issuance.
2. In accordance to Section 18.C.5.i of the Bernalillo County Zoning Ordinance, the applicant is required to insert the site plan a statement of responsibility for landscaping maintenance.
 2. Signage at the entrance of the development will need meet code requirements and approved by the Zoning Administrator.
 3. Installation of lighting within the park areas or at the separation point of the two parks to ensure the safety of the residents within the development.
 4. A six-foot split face CMU wall shall be installed around the perimeter of site. The wall design shall be varied and employ principles from the City of Albuquerque "Wall Design Criteria." Walls adjacent to public right of way shall be treated with an anti-graffiti coating.
 5. The applicant shall obtain a Surface Disturbance Permit from the City of Albuquerque Environmental Health Department prior to any earthmoving activities involving a parcel of $\frac{3}{4}$ of an acre or more. A copy of the permit shall be submitted to the zoning, Building & Planning Department.
 6. The applicant must provide a mosquito control plan for the storm water detention areas as required by the Environmental Health Division.
 7. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site. Those include any additional right of way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
 8. The applicant shall submit to Bernalillo County Public Works for review and approval a Traffic Impact Analysis to determine the impact to the road system, as well as to determine appropriate mitigation measures. A copy of the approval shall be submitted to the Zoning, Building and Planning Department.
 9. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
 10. The Special Use Permit shall be issued for the life of the use.
 11. To insure the safety of the residents, the installation of traffic calming device(s) along side the perimeter of the open space two-parcel park/playground areas will be required.

12. The applicant shall construct the entire western 1/ of the 6" CMU wall prior to placement of any mobile homes on Lots 1 through 20 to aid in the prevention of disposal wastes in the vicinity of the channel.
13. The applicant shall specify in any disclosure statement that the animal pens of any type shall be constructed within 5 feet of the edge of storm water retention areas indicated as "F" on the attached plots.